



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
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ACTIONS TAKEN JULY 27, 2021

The web based meeting (hosted on Zoom) was called to order by Chairman Theodore Haddad Jr. at 7:30 PM.

Present were Sidney Almeida, Candace Fay, Ryan Hawley, Angela Hylenski, Rick P. Jowdy, James Kelly, Michael Masi, Robert Melillo, Theodore Haddad Jr., and Alternates Jason Eriquez and Nelson Merchan. Also present was Planning Director Sharon Calitro, Mayor Joe Cavo, and Assistant Corporation Counsels Robin Edwards and Daniel Casagrande.

Absent was Alternate Thomas Nejame.

Mr. Melillo led the Commission in the Pledge of Allegiance.

Mrs. Fay made a motion to accept the June 22, 2021 minutes. Mr. Kelly seconded the motion and it was passed by voice vote with nine ayes.

Mr. Kelly made a motion to deviate from the order of tonight's agenda to vote on the Old Business. Mrs. Hylenski seconded the motion and it was passed unanimously by voice vote with nine ayes.

OLD BUSINESS:

Petition of Newtown Road LLC/Maria & Manuel Andre, Whitney Avenue (K12254) for Change of Zone from RA-8 to CG-20. MARCH SUBMISSION.

Chairman Haddad said all of the members present this evening are eligible to vote on this matter. He added that although Mr. Kelly, Mr. Masi, and Mr. Merchan were not present at the May 25, 2021 public hearing, they have all watched the video and reviewed all of the documents. Mr. Melillo made a motion to deny this petition. Mr. Masi seconded the motion and the motion to deny was passed unanimously by roll call vote with nine ayes (from Mr. Almeida, Mrs. Fay, Mr. Hawley, Mrs. Hylenski, Mr. Jowdy, Mr. Kelly, Mr. Masi, Mr. Melillo, and Chairman Haddad).

At this point, Mr. Almeida excused himself and left the meeting. Chairman Haddad asked Mr. Eriquez to take Mr. Almeida's place for the rest of the evening.

PUBLIC HEARING:

Petition of Sharon B. Calitro, Planning Director to Amend Sections 2.B and 10.J. of the Zoning Regulations. (Moratorium on the Acceptance of Applications, Amendments, Petitions or Issuance of Zoning Permits for or related to Cannabis Establishments; and new Definitions.)

Mr. Melillo made a motion to close the public hearing. Mr. Jowdy seconded the motion and it was passed unanimously by voice vote.

Mr. Melillo made a motion to move this matter to number two under the Old Business on tonight's agenda. Mrs. Fay seconded the motion and it was passed unanimously by voice vote.

NEW BUSINESS:

Petition of 29 Federal Road LLC & Robert W. Schmus, 21, 29, 33-35, 39 & unnumbered lot Federal Road (K11123, K11125, K11126, K11127, & K11128) for Change of Zone from IL-40 to CG-20. Public hearing is scheduled for August 24, 2021

Mrs. Hylenski made a motion to accept this petition, refer it to the Planning Commission for a recommendation, put on file in the Town Clerk's office, and forward to any other agencies as may be required. Mr. Masi seconded the motion and it was passed unanimously by voice vote with nine ayes (Mr. Almeida, Mrs. Fay, Mr. Jowdy, Mr. Kelly, Mr. Masi, and Mr. Melillo, Mr. Eriquez, Mr. Merchan, and Chairman Haddad).

OLD BUSINESS:

Petition of Sharon B. Calitro, Planning Director to Amend Sections 2.B and 10.J. of the Zoning Regulations. (Moratorium on the Acceptance of Applications, Amendments, Petitions or Issuance of Zoning Permits for or related to Cannabis Establishments; and new Definitions.)

Mr. Melillo made a motion to approve this petition and have it become effective upon publication in the News-Times. Mr. Masi seconded the motion and it was passed unanimously by roll call vote with nine ayes (from Mr. Eriquez, Mrs. Fay, Mr. Hawley, Mrs. Hylenski, Mr. Jowdy, Mr. Kelly, Mr. Masi, Mr. Melillo, and Chairman Haddad).

OTHER MATTERS:

Discussion of procedure for future meetings.

Chairman Haddad said the latest public act authorizes municipal meetings to be held on the Zoom platform until April 2022 and Corporation Counsel has requested that the Commission consider the following three options: continuing to hold meetings on the Zoom platform, returning to in-person meetings held in the Chambers, or possibly a hybrid of both methods. Since the City Council Chambers is still undergoing renovations, it was decided that the next regular Zoning Commission meeting on August 24, 2022 would be held on Zoom. Chairman Haddad said this is not a decision that has to be made tonight, so they could discuss it again at the August 24th meeting.

Chairman Haddad said there was nothing under Correspondence or For Reference Only. He then said there was no business for the August 10, 2021 meeting so it would be cancelled. He asked the secretary to post notice of the cancellation.

At 9:11 PM with no further business to discuss, Mr. Masi made a motion to adjourn. Mr. Kelly seconded the motion and it was passed unanimously by voice vote with nine ayes.

Respectfully submitted,

JoAnne V. Read
Planning Assistant